



**GRASSROOTS**  
REALTY GROUP

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**3883 Eastwood Crescent  
Red Deer, Alberta**

**MLS # A2230524**



**\$379,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Wood Counters		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, TV WALL MOUNT, TREE HOUSE, GARDEN BOXES, WORKBENCH & METAL

FULLY DEVELOPED 3BEDROOM + DEN, 2 BATH BUNGALOW ~ LOCATED ON A LARGE TREED LOT IN A MATURE NEIGHBOURHOOD & CLOSE TO AMENITIES ~ DOUBLE DETACHED GARAGE WITH BACK ALLEY ACCESS ~ Updates include; Roof shingles (2024), kitchen updates (2025), refinished hardwood flooring in bedrooms (2021), basement development (2021), windows (2017), sewer line (2015), furnace, hot water tank, electrical panel and wiring (2014) ~ Open concept main floor layout complemented by vinyl plank flooring and rows of recessed lighting ~ The living room features a large picture window overlooking the mature front yard and opens to the dining area ~ The kitchen features plenty of white cabinets with pots and pan drawers, butcher block counter top, apron front sink, white washed shiplap backsplash and a large window overlooking the backyard ~ Access to the separate entry and rear patio just off the kitchen and dining rooms ~ Main floor laundry closet has front load laundry pair~ Three main floor bedrooms including the primary bedroom ~ Three piece main bath has a walk in shower with subway tile surround plus an updated vanity and new toilet ~ The fully finished basement has vinyl plank flooring, recessed lighting and offers a spacious family room with a barn door to a den (could easily be converted to a 4th bedroom), a 4 piece bathroom with subway tile and built in shelving, and tons of space for storage ~ The sunny west facing backyard is fully fenced, loaded with mature trees, shrubs and perennials, has raised garden beds, a treehouse and still leaving plenty of yard space ~ 20' L X 24' W detached garage has two overhead doors and back alley access ~ Excellent location; walking distance to multiple schools (Public and Catholic), parks, playgrounds, Eastview Shopping Plaza and all other amenities, plus easy

access to downtown.